

MINUTES
MANSFIELD INLAND WETLANDS AGENCY
SPECIAL MEETING
Monday, April 21, 2008
Council Chambers, Audrey P. Beck Municipal Building

Members present: R. Favretti (Chairman), B. Gardner, J. Goodwin, R. Hall, K. Holt,
P. Kochenburger, P. Plante, B. Pociask, B. Ryan,
Alternates present: M. Beal, G. Lewis, L. Lombard (7:24)
Staff present: G. Meitzler (Wetlands Agent)

Chairman Favretti called the Special Meeting to order at 7:15 p.m.

Public Hearing:

W1393 - LaGuardia - Quiet Meadow Subdivision - Dodd Road - 9 lots

Chairman Favretti opened the Public Hearing at 7:18 p.m. Holt disqualified herself. Members present were R. Favretti, B. Gardner, J. Goodwin, R. Hall, P. Kochenburger, P. Plante, B. Pociask, B. Ryan, and alternates M. Beal, G. Lewis, L. Lombard, and Favretti appointed Beal to act in Holt's stead. Meitzler read the Legal Notice as it appeared in the Chronicle on 4/8/08 and 4/16/08, and listed the following communications received and distributed to all members of the Agency: a 4/16/08 memo from G. Meitzler, Wetlands Agent; a 4/18/08 memo from D.E.P. Biologist, Julia Victoria; a 4/7/08 set of revised plans; 3/28/08 Pollution Renovation Calculations Report, Towne Engineering; 3/3/08 Report from John Ianni, Professional Soil Scientist; 2/26/08 Drainage Report, Towne Engineering; 10/04/07 Wildlife Study, Frank Dirrigl, PhD, Fuss & O'Neill; 8/24/07 report from D.E.P. Biologist, Julia Victoria; 8/16/07 letter from Towne Engineering to Natural Diversity Database; and an undated letter from the Open Space Preservation Committee. Favretti stated that the record of the IWA Public Hearing of April 21, 2008, will be entered into the record of the PZC Public Hearing.

Matthew Maynard, Towne Engineering's Project Engineer, represented the applicant. He introduced the team of professionals who have worked on this project. In presenting the proposal, he stated that it is a traditional subdivision layout of nine lots (one of which has an existing house), 1,700 linear feet of new road, 37 acres of proposed open space, and 5 acres of proposed conservation easement. He added that no work is proposed in wetlands; that work will only be done in upland areas. Maynard stated that all lots meet the lot size and frontage requirements of the subdivision regulations. A proposed walking trail is planned to be incorporated into the existing trails near Chaffeeville Road.

Donald Aubrey, Professional Engineer, Land Surveyor and President of Towne Engineering, reviewed the elevations of the site and the ground water table. Aubrey stated that all sites are on well-drained soils and that all building takes place on the flat portion of the land between the two wetlands, noting that all of the steep slopes are incorporated into the conservation easement.

John Ianni, Highland Soils, Professional Soil Scientist, reviewed the soils and wetlands that he observed at the site with particular attention to Schoolhouse Brook (Chapin's Brook) and Chapin's Pond, noting that they are both high quality wetlands.

Frank Dirrigl, PhD, of Fuss & O'Neill, reviewed his wildlife report and noted the three species of importance on this site.

John Alexopoulos, Landscape Architect, submitted site assessment plans dated 1/2008, and discussed the visual impact that will occur due to the changes in this site, opining that these impacts will be minimal due to the existing vegetation that will act as a natural buffer.

Goodwin asked Alexopoulos about the visual impact on the historic district. Gardner questioned how valuable the open space would be if the Army Corp of Engineers can flood it, referring to the comments from the Open Space Preservation Committee's memo.

Goodwin asked the applicant to explain the Open Space Preservation Committee's concern for lots 2 and 3, and questioned whether experts could disagree on the potential impacts on the ponds.

At this time Chairman Favretti opened the discussion to the public.

Kyle Stearns, 2 Stearns Road, expressed his support for the development. Vicky Weatherell, member of the Open Space Preservation Committee, clarified the comments in the referenced memo regarding the flooding of the land by the Army Corp of Engineers.

Barry Bemis, 115 Forest Road, is in favor of the plan, particularly because the plan is considerate of the open space.

Rich Marouski, 38 Jonathan Lane, is in favor of the plan, noting that developing a small community is ideal for this property.

Peter Friedland, 17 Chaffeeville Road, is against the proposal, stating that the neighborhood and the wetlands are highly valuable and he doesn't want to see a development ruin both, noting that the scenic character of the site will be disturbed.

Chauncy Rucker, Mansfield resident, is concerned for the already dangerous traffic where Chaffeeville Road meets Storrs Road, noting that an increase in traffic will only increase the hazard.

Aubrey asked the Agency to continue the public hearing to allow the applicant adequate time to revise plans to address staff comments and suggestions.

Noting no further questions or comments from the public or the Agency, Hall MOVED, Gardner seconded, to continue the public hearing until 5/19/08. MOTION PASSED UNANIMOUSLY, with Holt disqualified.

Adjournment:

The meeting was adjourned at 8:27 p.m.

Respectfully submitted,

Katherine K. Holt, Secretary